

**ZONING BOARD OF ADJUSTMENT
PLAINFIELD, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold a public hearing on the following application on **Tuesday October 9th at 7:00pm at the Meriden Town Hall:**

Case 2018-06: George-Ann & Dana Whitney d/b/a Landmark Property Management: A special exception request, #31 Approved Business Project or any other applicable section of the town's zoning ordinance to establish a property maintenance business on an undeveloped 20 acre property (218/11) located at #360 Route 12A.

The full project file is available for public inspection at the town office. An electronic version of the application is available online at www.plainfieldnh.org/zba.htm

While not required to attend, abutters and interested parties are encouraged to attend either in person or by counsel and state reasons why the application should or should not be granted.

Notice prepared by Stephen Halleran on behalf of the
ZONING BOARD OF ADJUSTMENT/PLANNING BOARD
September 27th 2018

PLAINFIELD ZONING BOARD OF ADJUSTMENT
APPLICATION FOR APPEAL

PLEASE READ: This form should be completed after discussions with the town's zoning administrator about the proposal. If you have not already done so, please contact the zoning administrator (469-3201).

Applicant's name: George-Ann & Dan Whitney

Mailing address: ~~178 Meriden Rd~~
Webanon, NH 03766

Property Street address: 364 Rte 12A

Tax Map / Lot Number: 218/11

Zoning district:

Property owner of record: 360: Holding Co, LLC

Type of appeal (check one):

- variance
- special exception # 35
- administrative decision

Applicants signature: [Signature]

- Required Attachments:
- a) applicant signed description of the proposal.
 - b) site map(s) exterior/interior.
 - c) abutter list with mailing addresses.

Fee: application \$ _____
notification \$ _____ Total \$ 153.00

Hearing Date: 10/9/18

In order to be on the meeting agenda for the above date, your paid application must be received at the town office no later than Monday 9/24 (ZBA rule 9.3).

Office Use

date filed: 9/24
case number: 18-06
attachments: YN
fee paid: YN

\$ 153.00 [Signature]

September 27, 2018

Landmark Property Maintenance

Landmark is a property maintenance company who employs 9 employees currently but needs to make sure there is room to grow possible up to 15 employees.

The scope of work the Landmark does is excavation, lawn care, plowing and trucking driving. There are 5 tri axles, 1 ten wheeler and three 6 wheelers. These trucks are subcontracted to companies such as Pike or Twin State Paving, or for the 6 wheelers these are used to plow state highways and state routes.

There are also 3 excavators, 2 skid steers and lawn trailers and equipment trailers.

The operations of Landmark are mainly done off site as employees mostly show up to grab equipment and or trucks and leave the yard. They start sometimes as early as 6 am and may return as late as 7 to 8pm. This would be to return the trucks and equipment and grab their transportation to go home. The only time there might be someone on the premises not within this time frame is in the winter when trucks are loading with material for salting and sanding purposes.

Landmark wants to be able to construct and building that will be a shop, insulated and heated to work on equipment and trucks. Also located on the property would be a pole barn to park the trucks under and a sand and salt shed for the plowing season. This san/salt shed would also be used to bring in mulch for the spring season. We tend to use material each season until its gone.

Landmark has been in business for over 25 years and has outgrown their current location. The property will be set back behind the brook and existing tree line.



360 LLC Property

Plainfield, NH

September 28, 2018



www.cai-tech.com



	PROPERTYLINE		RW
	PWATER		WETLAND
	ROAD		WaterLines
	HOOKS		Wet Areas

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



100 foot Abutters List Report

Plainfield, NH
September 27, 2018

Subject Property:

Parcel Number: 218-011-000
CAMA Number: 218-011-000-000
Property Address: 361 RTE 12A

Mailing Address: 360 HOLDING CO. LLC
PO BOX 62
PLAINFIELD, NH 03781

Abutters:

Parcel Number: 203-001-000
CAMA Number: 203-001-000-000
Property Address: 330 RTE 12A

Mailing Address: FRANKLIN FAMILY TRUST, THE
FRANKLIN, AMY L
330 RTE 12A
PLAINFIELD, NH 03781

Parcel Number: 203-021-000
CAMA Number: 203-021-000-000
Property Address: 281 RTE 12A

Mailing Address: WILLIAMS, ROBBIE T
281 RTE 12A
PLAINFIELD, NH 03781

Parcel Number: 218-001-000
CAMA Number: 218-001-000-000
Property Address: 11 PIERCE RD

Mailing Address: GRISWOLD, HAZEL M
11 PIERCE RD
PLAINFIELD, NH 03781

Parcel Number: 218-006-000
CAMA Number: 218-006-000-000
Property Address: 398 RTE 12A

Mailing Address: HENRY, DANIEL G & CHICK A
PO BOX 5352
W LEBANON, NH 03784

Parcel Number: 218-009-000
CAMA Number: 218-009-000-000
Property Address: 374 RTE 12A

Mailing Address: HALL, TROY T
374 RTE 12A
PLAINFIELD, NH 03781

Parcel Number: 218-010-000
CAMA Number: 218-010-000-000
Property Address: 360 RTE 12A

Mailing Address: B-A-R-T INDUSTRIES, INC
14 SPENCER DR
BELLOWS FALLS, VT 05101

Parcel Number: 218-012-000
CAMA Number: 218-012-000-000
Property Address: 375 RTE 12A

Mailing Address: NYLUND PROPERTIES, LLC
49 RIVER ROAD
ENFIELD, NH 03741

Parcel Number: 218-013-000
CAMA Number: 218-013-000-000
Property Address: RTE 12A

Mailing Address: MAC'S HAPPY ACRES
259 RIVER RD
PLAINFIELD, NH 03781



www.cai-tech.com

9/27/2018

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

Hi! Sign in or register

Daily Deals

Gift Cards

Help & Contact

Sell

My eBay



Shop by category

Search for anything

All Categories



Search

eBay

Business & Industrial

Building Materials & Supplies

Modular & Pre-Fabricated Buildings

Share

Steel Building 40x60x16 SIMPSON Metal Prefab Building Kit Structure Barn

3 viewed per hour

\$20,282.00

Free Shipping

from Van Buren, Arkansas

- New condition
- No returns, but backed by eBay Money back guarantee

"If required for obtaining a Building Permit, the appropriate stateengineer's stamp and letter of "

[Read full description](#)

[See details](#)

Qty :

1



Buy It Now

Add to cart

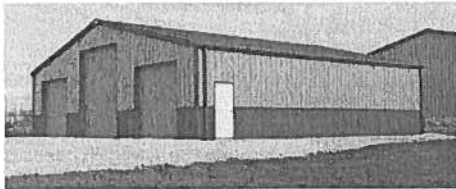
Watch

Sold by

simpsonsteelbldgs (7)

100.0% Positive feedback

[Contact seller](#)



Similar Items



SPONSORED

Steel Building 30x50
SIMPSON Metal

\$13,428.00

Popular Free shipping



SPONSORED

Steel Building
30x60x12 SIMPSON

\$15,405.00

Popular Free shipping



SPONSORED

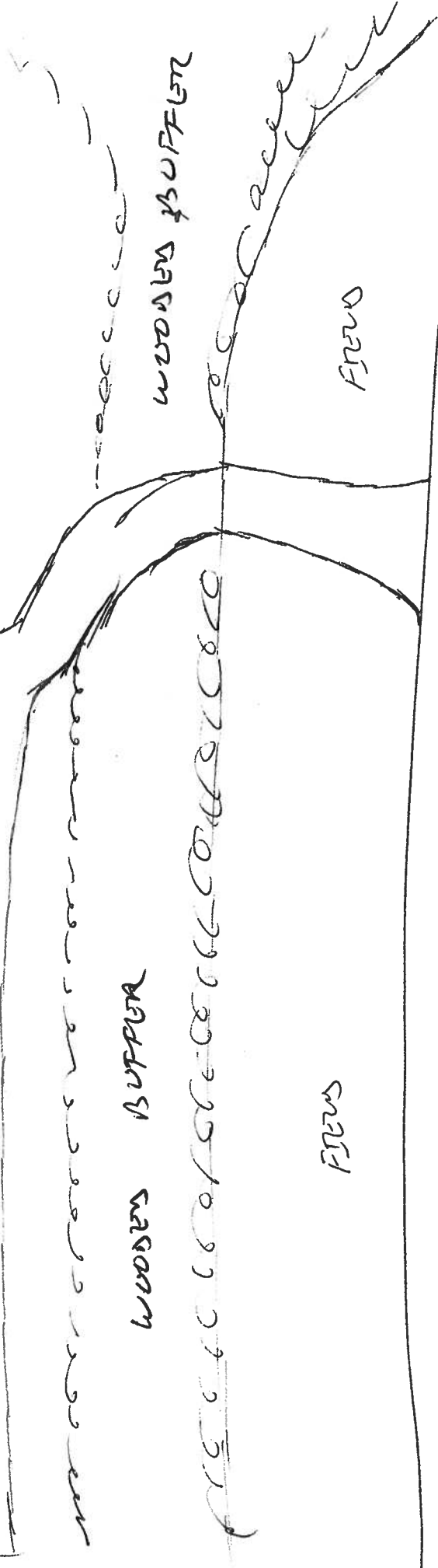
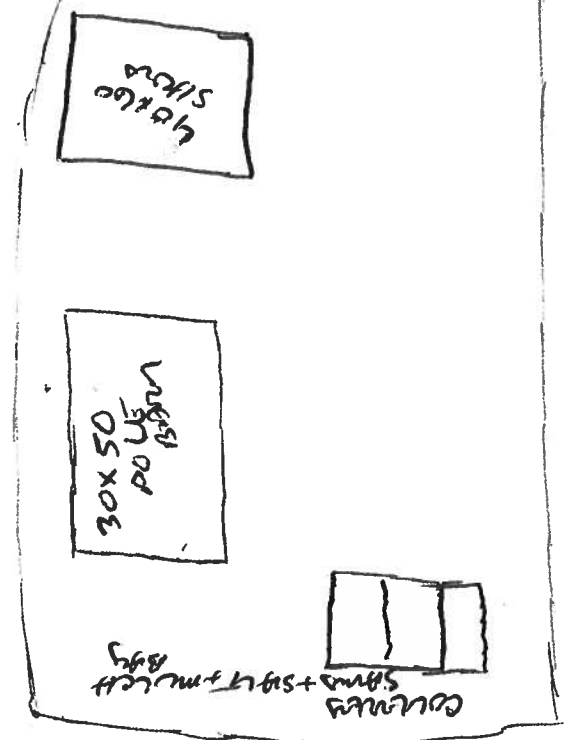
Steel Building 30x40
SIMPSON Metal

\$10,811.00

Popular Free shipping

LEVEL OUT MOUNT
UNDE FOR BUSHES
FOR PLANTING

ROAD TO LOWER BAY



12A



PURCHASE AND SALES AGREEMENT
New Hampshire Association of REALTORS® Standard Form



 ("EFFECTIVE DATE")
 EFFECTIVE DATE is defined in Section 21 of this Agreement.

1. THIS AGREEMENT made this 21st day of September, 2018 between
360 Holding Company LLC
 ("SELLER") of PO Box 62
 City/Town Plainfield State NH Zip 03781
 and George Ann Whitney and/or ASSIANS
 ("BUYER") of 178 Meriden Rd
 City/Town Lebanon State NH Zip 03766

2. WITNESSETH: That SELLER agrees to sell and convey, and BUYER agrees to buy certain real estate situated in City/Town
 of Plainfield located at 361 Rte 12A

County _____ Book _____ Page _____ Date _____ ("PROPERTY").

3. The SELLING PRICE is Seventy Five Thousand Dollars \$ 75,000
 A DEPOSIT in the form of personal check, is to be held in an escrow account by _____
 ("ESCROW AGENT"). BUYER has delivered, or will deliver to the ESCROW
 AGENT's FIRM within _____ days of the EFFECTIVE DATE, a deposit of earnest money in the amount of \$ 1,000.00.
 BUYER agrees that an additional deposit of earnest money in the amount of \$ 0 will be delivered on or before
N/A. If BUYER fails to deliver the initial or additional deposit in compliance with the above
 terms, SELLER may terminate this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's
 or trust account check, in the amount of \$ 74,000.00 GA

4. DEED: Marketable title shall be conveyed by a Warranty Quitclaim Deed deed, and shall be free
 and clear of all encumbrances except usual public utilities serving the PROPERTY.

5. TRANSFER OF TITLE: On or before Nov 15, 2018 at Nicholas Burke
Attorney or some other place of mutual consent as agreed to in writing.

6. POSSESSION: Full possession and occupancy of the premises with all keys shall be given upon the transfer of title free of
 all tenants and occupant's personal property and encumbrances except as herein stated. Said premises to be then in the
 same condition in which they now are, reasonable wear and tear excepted. SELLER agrees that the premises will be
 delivered to BUYER free of all debris and in "broom clean" condition. Exceptions: N/A

Buyer reserves the right to conduct a walk through inspection upon reasonable notice to SELLER's real estate FIRM within
24 hours prior to time of closing to ensure compliance with the terms of this Agreement.

7. REPRESENTATION: The undersigned SELLER(S) and BUYER(S) acknowledge the roles of the agents as follows:
 of _____
 is a seller agent buyer agent facilitator disclosed dual agent*
 of _____
 is a seller agent buyer agent facilitator disclosed dual agent*

*If agent(s) are acting as disclosed dual agents, SELLER and BUYER acknowledge prior receipt and signing of a Dual
 Agency Informed Consent Agreement.

NOTICE OF DESIGNATED AGENCY: If checked, notice is hereby given that BUYER is represented by a
 designated buyer's agent and SELLER is represented by a designated seller's agent in the same firm.

8. INSURANCE: The buildings on said premises shall, until full performance of this Agreement, be kept insured against fire, and
 other extended casualty risk by SELLER. In case of loss, all sums recoverable from said insurance shall be paid or assigned,
 on transfer of title, to BUYER, unless the premises shall previously have been restored to their former condition by SELLER;
 or, at the option of BUYER, this Agreement may be rescinded and the DEPOSIT refunded if any such loss exceeds
 \$ N/A.

SELLER(S) INITIALS GA / _____ BUYER(S) INITIALS GA / _____